

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine 828-4966

**Project Name:** Harbour Pointe At Las Olas, LLC

**Case #:** 64-R-02

**Date:** May 28, 2002

**Comments:**

No Comments.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Harbour Pointe at Las Olas, LLC  
45 Hendricks Isle

**Case #:** 64-R-02

**Date:** May 28, 2002

**Comments :**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. The engineer shall demonstrate that stormwater is properly retained on site through the use of on site retention/detention areas, systems, or the like. A cross sectional view along each property adjacent to the site and along right of way frontage for paved and unpaved sections shall be incorporated into the drawing set.
3. Sufficient existing and proposed finished pavement and yard elevations shall be afforded for staff to confirm runoff does not adversely impact adjacent sites or the public right of way. Roof sections shall be pitched to on site scuppers/gutters and directed to retention/detention systems.
4. The applicant shall verify that no easements or other instruments of record exist which impact the Engineering Department's ability to permit this site plan. In the event such instruments exist and are recorded in the office of records, Broward County, FL the owner risks delay or denial of the building permit. Please refer to the surveyor's note 3, boundary survey.
5. Insufficient circulation area is apparent for parking spaces 20 and 29. A twenty-four (24) foot drive aisle is required for these spaces and it is not apparent that this width is available.

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6. Spaces 2, 3, 20, 26, 27 and 28 are inhibited by building walls or adjacent parked cars and do not have the required 10 x 10 foot sight triangle required for safe entry and exit pursuant to Section 47-20 of the City Code.
7. The proposed ingress and egresses to this site do not maintain the existing valley gutter continuously along the street edge. The gutter shall be maintained through the proposed accesses which shall merely match up to it.
8. The radii for ingress and egress appear too small. Please indicate a minimum of five (5) feet for both accesses which would be acceptable for passenger type vehicles. Confirm that this is the servability requirement. If larger vehicles are expected then a ten (10) foot radius would be necessary.
9. The proposed sidewalk shall run through the ingress and egress to this site. The pedestrian path appears from design of this plan to take secondary priority to the vehicular use area. The plan shall be revised to provide a six (6) inch thick walk through the drives and driveways shall match up to the proposed walk.
10. Indicate any existing walkways to the east or west of the proposed walk for this site and the transition to match those walks with this plan.
11. Provide a stop sign and bar (FDOT Index R1.1, or latest revision) on site on the approach to the sidewalk.
12. Provide a completed utility design which provides services from City water and sewer facilities to this site.
13. The catch basin indicated on the architect's site plan appears to be in error. This basin should be in line with the existing valley gutter or it would be indirectly receiving street runoff. Please have engineer verify its location for accurate representation of the City's drainage system.
14. Dock facilities shall require a separate engineering permit after the applicant has secured the necessary county construction permit(s).
15. The applicant shall review the proposed accesses to confirm no conflicts exist between them and existing or proposed landscaping, overhead power, or over head lighting poles.
16. Please provide a photometric (lighting) plan in accordance with Section 47-20.14 of the City Code.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Harbour Pointe at Las Olas.

**Case #:** 64 -R-02

**Date:** 5-28-02

**Comments:**

- 1) F-20 of the FBC amendments for BCBRA applies to boat docks. See 3806 SFBC for identical wording.
- 2) 412 of the FPC applies to this project.
- 3) Clearly show all existing hydrants on the civil plans.
- 4) Flow test required.
- 5) Meeting required to discuss the fire main and hydrant locations. Call 828-5223 for appointment.
- 6) Please designate the fire lane on the plans.
- 7) 3 hr wall required between residential and parking. 704 FBC.
- 8) Smoke control system required at permit.
- 9) Spr and standpipe systems required at permit. Show fire main on civil plan. Clearly show location of hydrants, DDC and FDC's.
- 10) Stairs must discharge to the exterior of building. Problem with A-1.
- 11) Exit separation problem. A-1 to A-6.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Harbour Pointe at Las Olas, LLC

**Case #:** 64-R-02

**Date:** May 28, 2002

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Harbour Pointe at Las Olas, LLC

**Case #:** 64-R-02

**Date:** 5/28/02

**Comments:**

1. A 2 ½' wide landscape buffer setback is required where a vehicular use area adjoins an abutting property. There appears to be a deficiency on the north and south sides of the property.
2. Provide a list of the existing trees and palms on site, their names and sizes. All Tree Preservation Ordinance requirements apply. Any trees that would be considered good candidates for relocation should be relocated.
3. Indicate any utilities that would affect proposed landscape installation (such as overhead power lines) on the Landscape Plan.
4. Although the waterway side appears to be heavily planted with trees and palms, investigate the possibility of adding additional low level planting.

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**Division:** Planning

**Member:** Angela Csinsi  
828-5984

**Project Name:** Harbour Pointe at Las Olas, LLC

**Case #:** 64-R-02

**Date:** May 28, 2002

**Comments:**

Request: Site Plan Level III /RMM-25 /45 Hendricks Isle /14-unit multifamily building

1. This site is considered a waterway use and must be reviewed by the Planning & Zoning Board. Provide a narrative explaining how this application meets the criteria of ULDR Section 47-23.8.
2. The pool is located within the required 20-foot yard along the waterway. The Planning & Zoning Board can consider waiving this requirement for the pool. Include in the above narrative justification for the pool location.
3. Given that the size of the site is 0.55 acres and the density limit is 25 units per acre, this site is limited to 13 units only.
4. A yard modification is required for the proposed side setbacks. Provide a narrative explaining how this application meets the criteria of ULDR Sec. 47-23.11.
5. Provide additional landscaping in the rear yard to comply with Neighborhood Compatibility requirements.
6. Is the dock existing or proposed? Show location of dolphin piles. See ULDR Sec.47-19.3 for limitations on docks.
7. Proposed sidewalk should link with existing sidewalk, if any.
8. It appears that the height of the building is 50 feet rather than 40 feet. If this is so, then a side setback of 25 feet is required.
9. Will the roof deck be accessible to residents? If so, then the height of this level must be calculated into the total height of the building.
10. Provide setback and property lines on all elevations.

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11. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures.
12. Discuss location of handicapped parking space with engineering representative.
13. Discuss sight lines of parking spaces located at the entrance and exit of the parking garage with engineering representative.
14. Planning staff suggests providing a walkway from street directly to the lobby entrance.
15. Provide color and materials information **or samples** for all exterior surfaces and indicate on all plans.
16. Provide a copy of the most current recorded plat and amendments, for the proposed site
17. Additional comments may be forthcoming at DRC meeting.



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Division: Police

Member: Det. C. Cleary-Robitaille  
828-6419

Project Name: Harbor Pointe

Case #: 64-R-02

Date: 5-28-02

**Comments:**

Access control should be implemented in the lobby and the parking garage.

Please address this issue in writing prior to DRC sign-off.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Harbour Pointe at Las Olas, LLC.

**Case #:** 64-R-02

**Date:** 5/28/02

**Comments:**

1. A waterway use shall be reviewed as a site plan level III pursuant to section 47-23.8.
2. A yard modification is proposed for this development site for the building and pool setbacks, provide a narrative outlining compliance with section 47-23.11.
3. Provide the building height from grade as defined in section 47-2.
4. Density as calculated is incorrect for a .55 acre site at a rate of 25 units per acre is 13 units maximum. See definition of density in section 47-2.
5. Provide dimensions of waterway/canal on site plan.
6. Provide setback and height dimensions on elevations plans. Is the roof deck used for owners? If so height is measured to the top of the safeguard not the roof deck.
7. Indicate all mechanical equipment on site plan and roof plan for compliance with section 47-19.2.S and 47-19.2.Z.
8. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
9. Additional comments may be forthcoming at DRC meeting.